



Santingfield, Wotton End, Ludgershall, Oxon/Bucks borders

Santingfield, Wotton End, Ludgershall Buckinghamshire HP18 9NT

A stylish and individual new detached family house set well back from the lane in this sought-after village

Bicester 7 miles, Thame 9.5 miles, J9 M40 9.5 miles, Oxford 14 miles.

Haddenham Thame Parkway to London Marylebone by rail from about 40 mins, from Bicester from 40 mins.

Reception Hall | Drawing room | Study | Cinema room | Large family kitchen/dining/sitting room | Plant/laundry room | Utility room and cloakroom | Principal bedroom with en-suite bathroom | 4 Further bedrooms | 4 Further bath/shower rooms (one en-suite) | Double garage | Gardens and grounds | in all about 0.8 acre | EPC Rating B

The property

Santingfield is a beautifully presented individual new house located in the village Conservation Area. The house has been thoughtfully designed and traditionally built with much care and attention to detail. The lay-out can be seen on the floor plans and there is good 'flow' from the generous hallways and landings. The heart of the house is the large live/eat/cook family kitchen, having two sets of bifold doors on to the terrace. Built in appliances include two Neff dishwashers and Siemens ovens, plate warmer, microwave, fridge, freezer and coffee maker. There are electric blinds and a retractable extractor fan. The cinema has a laser projector, 8ft screen, a Triad Bronze speaker system and sound reducing ceiling. The drawing room also has bifold doors to the terrace and a built-in wood burner. The principal bedroom has lovely views over the garden from a Juliet balcony and electric

skylights.

Other features include a sound system and Cat 6 to the principal rooms, programmable LED lighting system, under-floor heating by air source on the ground and lower ground floors with radiators elsewhere, GigaClear fibre broadband and security system. Much can be controlled remotely via a Control 4 System. There is a laundry chute from all floors to the utility/plant room.

Outside

The house is approached via an electronically operated gate with keypad and video entry system. The generous gravel drive provides ample parking and access to a double garage, which has remote controlled roller shutter doors, water, power and a 7kw car charging point. To the rear of the house is a lovely large terrace enjoying an outlook over the gardens and grounds. These are laid to lawn with a number of mature trees. There are CCTV security cameras. In all about 0.8 acres.

Location

Santingfield is well located in this attractive village set within the beautiful countryside of the North Buckinghamshire/Oxfordshire borders and is well located for communications with the M40 and the Chiltern railway line being easy to access. Ludgershall is a historic village with many period properties and much open village green space, there is a pub, the Bull and Butcher, which is within striking distance, and village hall. The church is St Mary the Virgin and dates from the 12th century.

The village of Brill, about 2.5 miles away, has amenities including a post office and local stores, Doctors surgery, two pubs, a primary school and historic windmill with stunning views.

The nearby centres of Bicester, Oxford, Thame and Aylesbury have a much more comprehensive range of schools, shopping and recreational facilities. The train stations at nearby Bicester Village, Bicester North and Haddenham and Thame Parkway have regular trains to London Marylebone and Birmingham New Street.





The village is within reach of the Oxford schools, more locally Ashfold (10 minutes by car) is popular. The village is in the catchment area for all three Aylesbury Grammar schools and Waddesdon School.

Directions

(HP18 9NT) from Oxford head north east on the A34 and cross the M40 for Bicester on the A41. At Bicester head east towards Aylesbury on the A41 and after 5 miles turn right signposted Ludgershall. On entering the village bear left into Salters Lane, this turns into Wotton End, where the house is on your left.

There is an alternative more direct and prettier route across country via the villages of Horton-cum-Studley and Boarstall.

General

Local Authority: Aylesbury Vale

Services: Mains Electricity, Water, Drainage, Fibre broadband, Air-source heat

Council Tax: Band G

Oxford

Anchor House, 269 Banbury Road OX2 7LL

01865 366660

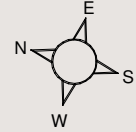
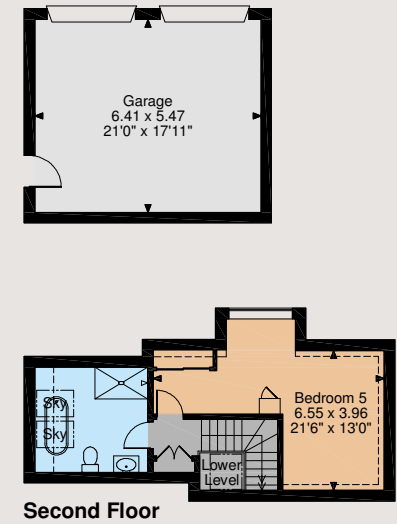
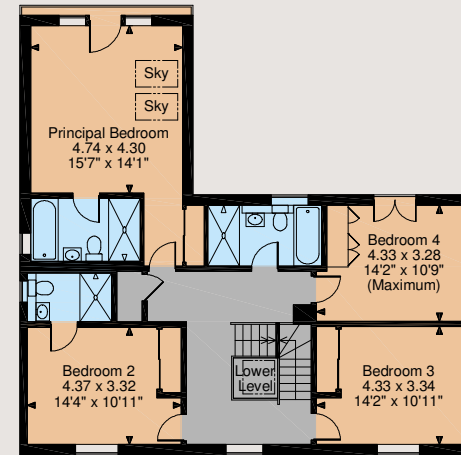
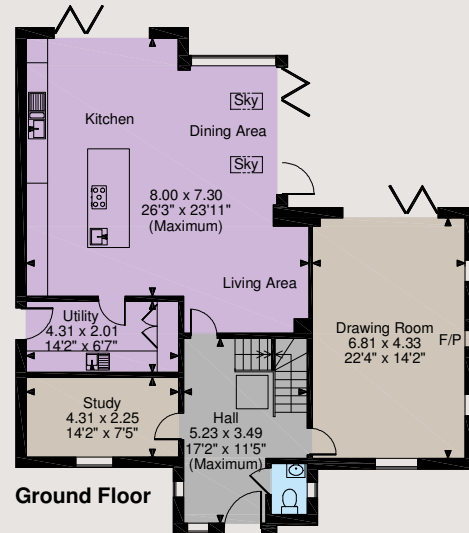
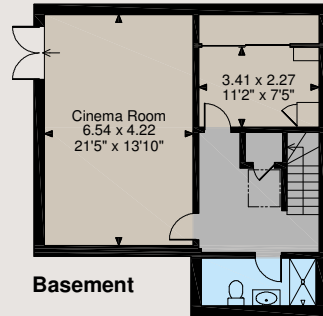
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
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Floorplans
House internal area 3,417 - 3,734 sq ft (317 - 347 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

 Denotes restricted head height

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